

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$38,753,060**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	94.75 %	95.73 %	9	92.63 %	66	64	
% of Funds Disbursed	86.84 %	90.86 %	16	86.67 %	41	44	
Leveraging Ratio for Rental Activities	13.05	8.81	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.85 %	92.93 %	13	88.14 %	29	29	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.17 %	75.03 %	2	76.19 %	92	91	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.37 %	82.21 %	2	81.48 %	87	82	
% of 0-30% AMI Renters to All Renters***	69.84 %	52.16 %	3	45.62 %	92	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.79 %	1	96.17 %	100	100	
Overall Ranking:			In State:	2 / 19	Nationally:	97	97
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,974	\$28,474		\$28,750	799 Units	25.20 %	
Homebuyer Unit	\$9,419	\$17,035		\$15,714	1,088 Units	34.30 %	
Homeowner-Rehab Unit	\$15,846	\$15,657		\$21,140	376 Units	11.90 %	
TBRA Unit	\$3,545	\$4,084		\$3,230	907 Units	28.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$160,879	\$144,242	\$22,617
State:*	\$161,842	\$107,277	\$23,238
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	81.6	84.1	85.4	51.0	Single/Non-Elderly:	46.8	31.6	19.1	26.1
Black/African American:	3.5	2.4	2.4	7.2	Elderly:	21.4	1.1	31.4	0.0
Asian:	0.6	1.3	1.3	0.0	Related/Single Parent:	17.0	21.3	17.6	56.9
American Indian/Alaska Native:	0.1	0.6	0.0	0.0	Related/Two Parent:	5.1	38.8	26.6	6.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	9.6	7.1	5.3	10.5
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.3	0.0	0.0	0.0					
Black/African American and White:	0.3	0.3	0.0	2.0					
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0					
Other Multi Racial:	0.4	0.4	0.3	3.3					
Asian/Pacific Islander:	0.0	0.5	0.0	0.0					
ETHNICITY:									
Hispanic	13.0	10.4	10.6	36.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	68.7	29.3	34.6	24.2	Section 8:	23.3	0.9 [#]		
2 Persons:	14.8	16.3	21.3	30.1	HOME TBRA:	3.8			
3 Persons:	8.8	20.2	17.0	26.1	Other:	34.2			
4 Persons:	4.8	20.1	13.8	11.8	No Assistance:	38.8			
5 Persons:	1.8	10.0	7.4	6.5					
6 Persons:	0.9	3.3	4.0	0.7					
7 Persons:	0.0	0.6	1.3	0.0					
8 or more Persons:	0.4	0.0	0.5	0.7					
					# of Section 504 Compliant Units / Completed Units Since 2001				47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

State: MA

Group Rank: 97
 (Percentile)

State Rank: 2 / 19 PJs

Overall Rank: 97
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	91.85	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	97.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.37	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.16	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

